



Description

Jurisdiction-Specific Requirements



WASHINGTON MORTGAGE LOAN ORIGINATOR LICENSE

Who is required to have the Washington Mortgage Loan Originator (MLO) license?

- As an individual, you need this license if you will offer mortgage brokering or loan origination services to Washington State citizens or for property in Washington State.
- If you represent a Washington State licensed Mortgage Broker, you need the MLO license whether you are an employee (W-2) or an independent contractor (1099).
- If you represent a Washington State licensed Consumer Loan company, or a company that holds the Washington State Mortgage Broker Exemption Certificate, you need the MLO license only if you are an independent contractor (1099).
- If you represent a Credit Union Service Organization (CUSO), you need the MLO license.

Who does not need the Washington Mortgage Loan Originator (MLO) license?

- If you are the Designated Broker (DB) for a WA licensed Mortgage Broker and you do not wish to originate loans; apply for the DB Registration instead.
- If you are an employee (W-2) of a Washington State-licensed Consumer Loan company, this LO license is voluntary until June 30, 2010 when it will then be required.
- If you represent a depository institution (bank or credit union), the LO license is voluntary.

Prerequisites At a Glance:

1. Net worth – not unique to MLO applications
2. Bond amount – not unique to MLO applications
3. Criminal background check – yes (completed by the Department of Financial Institutions)
4. Credit check – yes (completed by the Department of Financial Institutions)
5. Experience – no
6. Testing – yes
7. Education – yes

What must I do or send outside the NMLS to apply for the Washington Mortgage Loan Originator (MLO) license?

Before Washington State Department of Financial Institutions, Division of Consumer Services (DFI/DCS) will accept your Mortgage Loan Originator (MLO) license application, you must provide:

1. Fingerprint Card

- a. Send one fingerprint card for each MLO.
- b. Use the *FBI Applicant Card* format, available at most major law enforcement offices. If your local law enforcement office does not stock the *FBI Applicant Card*, you may order blank cards from DFI/DCS via e-mail at DCS@dfi.wa.gov.
- c. See a sample of the card and special instructions to complete the card [attached](#) to the MLO New Application Checklist.

2. Authority to Work in USA

If you are not a citizen of the United States, send a copy (not original) of proof of your authority to work in the USA (such as a green card). If you are a US citizen, check the “not applicable” box on the checklist.

3. Pre-License Education

You must be 18 years or older and you must have a high school diploma or equivalent (e.g.:”GED”). See WAC 208-660-350(1) for more information. All MLO applicants must have completed 20 hours of NMLS Approved Pre-Licensing Education prior to applying for the license.

4. Loan Originator Test

All MLO applicants must have passed both the National and State Components of the SAFE MLO tests. If a MLO applies for a license on or before May 31, 2010 and he/she passed the Washington test as administered by PearsonVue between June 2007 and July 2009, he/she can submit that test passage certificate in lieu of the State Component test.

5. Disclosure Questions

For each “yes” answer in the Disclosure Question section of form MU4, provide complete details of all events or proceedings in an attachment. Refer to the explanation of terms section of the instructions in NMLS.

6. Company Access

- a. In NMLS, the company you represent will need to establish a Relationship with you. Before the company can establish the Relationship and Sponsor your MLO license, you must Grant Access to the Company in the NMLS.
- b. The Washington Mortgage Broker Practices Act does not prohibit a licensed MLO from representing more than one company. However, if you wish to hold an individual license from another state, check that state’s requirements before Granting Access for Relationships with multiple companies in the NMLS.
- c. If you are working for a company with no record in NMLS for WA (such as a bank or credit union) or have not yet found a company to represent with WA citizens, you may apply for an “inactive” WA MLO license. Later, you may Grant Access to a licensed or exempt company in NMLS when your situation changes.

7. Staff Compensation

On the checklist, tell us how you will be compensated (W2 or 1099) by the company you are representing.